JUDGE ORR ROAD COMMERCIAL

CS - COMMERCIAL SERVICE ZONING MAP

TOWNSHIP: 12 SW4 SW4 SEC 33-12-64 TOG WITH THE ELV 20.0 FT OF THE SE4SE4 SEC 32-12-64: EL PASO COUNTY, COLORADO

A. PROJECT TEAM:

OWNER/ADDRESS:
PHIL'S BOYS FALCON, LLC
C/O TEDDY McDONALD
3507 N. EL PASO STREET
COLORADO SPRINGS, CO 80907
(719) 210-9460

PLANNER/APPLICANT:
WILLIAM GUMAN & ASSOCIATES, LTD.
C/O BILL GUMAN, PLA, ASLA
731 NORTH WEBER STREET, SUITE 10
COLORADO SPRINGS, CO 80903
(719) 633-9700

PROJECT ENGINEER:
JR ENGINEERING, LLC
C/O BRYAN LAW, P.E.
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
(303) 740-9393

B. PROJECT ADDRESS:

13630 JUDGE ORR ROAD
PEYTON, CO 80831

C. ACREAGE OF PARCEL:

42.3328 ACRES

D. TSN:

4200000249

E. ZONING:

CURRENT ZONE: PUD - PLANNED UNIT DEVELOPMENT
PROPOSED ZONE: CS - COMMERCIAL SERVICE

F. LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

G. BASIS OF BEARINGS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP STAMPED "PLS 22573" AND AT THE SOUTHEAST CORNER B'Y A 3.25" ALUMINUM CAP STAMPED "PLS 17496", BEARING N89°56'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32, S89°56'47"W A DISTANCE OF 1904.48 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 24;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N45°55'29"E A DISTANCE OF 121.27 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5800.00 FEET, A CENTRAL ANGLE OF 01°30'00" AND AN ARC LENGTH OF 151.84 FEET, TO A POINT OF TANGENT;
3. N44°25'29"E A DISTANCE OF 1577.02 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°57'40"E A DISTANCE OF 592.85 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES:

1. N89°59'19"E A DISTANCE OF 159.41 FEET;
2. S00°30'12"E A DISTANCE OF 905.50 FEET;
3. S07°12'45"W A DISTANCE OF 89.38 FEET;
4. S00°30'12"E A DISTANCE OF 322.05 FEET, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE S89°56'50"W A DISTANCE OF 146.03 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,844,015 SQUARE FEET OR 42.3328 ACRES.

H. VICINITY MAP:

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°30'00"	5800.00'	151.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°55'29"E	121.27'
L2	N89°59'19"E	159.41'
L3	S07°12'45"W	89.38'

I. PERMITTED USES IN CS-COMMERCIAL SERVICE ZONE:

01. AMUSEMENT CENTER, INDOOR
02. AUTOMOBILE AND BOAT STORAGE YARD
03. AUTOMOBILE AND TRAILER SALES
04. BAKERY, RETAIL AND WHOLESALE
05. BAR
06. BARBER/BEAUTY SHOP
07. BUSINESS EVENT CENTER
08. CAR WASH
09. CMRS FACILITY, SMALL CELL
10. CMRS FACILITY, STEALTH
11. CONSTRUCTION EQUIP. YARD, FIELD OFFICE
12. CONVENIENCE STORE
13. COPY SHOP
14. EDUCATIONAL FACILITY, PUBLIC
15. COMMERCIAL OR RETAIL
16. COMMUNITY BUILDING
17. EMERGENCY FACILITY, PRIVATE AND PUBLIC
18. FINANCIAL INSTITUTION
19. FIREWOOD SALES
20. FOOD PROCESSING
21. FUNERAL HOMES
22. GARBAGE SERVICE FACILITY
23. GAS STATION
24. HEALTH CLUB
25. HOME IMPROVEMENT CENTER
26. HOTEL
27. HUMAN SERVICE SHELTER
28. KENNEL, MAJOR AND MINOR
29. LAUNDROMAT
30. LIBRARY
31. LIQUOR STORE
32. MARIJUANA LAND USE, MEDICAL
33. MEAT PROCESSING
34. MEDICAL CLINIC
35. OFFICE, GENERAL
36. PARKING GARAGE
37. PARKING LOT
38. PROPRIETARY SCHOOL
39. PUBLIC FACILITY
40. PUBLIC PARK, OPEN SPACE
41. RENTAL SERVICES
42. REPAIR SHOP
43. RESTAURANT
44. RETAIL SALES
45. SEXUALLY ORIENTED BUSINESS
46. SHOPPING CENTER
47. STORE
48. THEATER
49. TRUCK AND RECREATIONAL VEHICLE REPAIR GARAGE
50. VEHICLE REPAIR GARAGE
51. COMMERCIAL
52. WAREHOUSE
53. WHOLESALE BUSINESS
54. STUDIO
55. RELIGIOUS INSTITUTION
56. REHABILITATION FACILITY
57. RECREATIONAL VEHICLE AND BOAT STORAGE
58. PUBLIC BUILDING, WAY OR SPACE
59. MINI-WAREHOUSE
60. PHILANTHROPIC INSTITUTION
61. INERT MATERIAL DISPOSAL SITE-MINOR
62. CLUB
63. AUCTION FACILITY

K. LEGEND

- CLEAR ZONE AVIGATION EASEMENT
- LANDSCAPE SETBACK
- UTILITY EASEMENT
- PROPERTY LINE
- R.O.W. LINE
- LOT LINE

J. MEADOW LAKE AIRPORT AVIGATION EASEMENT:

A. Phil's Boys Falcon, LLC, for and in consideration of fulfillment of a condition of project approval and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Meadow Lake Airport, its successors and assigns, a perpetual and assignable easement in and over that certain parcel of real property as identified in this Rezone Plan, and a right-of-way for the free and unrestricted passage and flight of aircraft of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across and about the airspace above imaginary planes, as such those planes as defined by Part 77 of the Federal Aviation Regulations; Federal Aviation Administration (FAA) Airport Design Circular (in effect as of the date of Sketch Plan approval); and United States Standard for Terminsal Instrument Procedures (TERPS) over the Judge Orr Road Commercial subdivision.

B. AIRSPACE AVIGATION EASEMENT
The aforementioned easement and right-of-way includes but is not limited to:

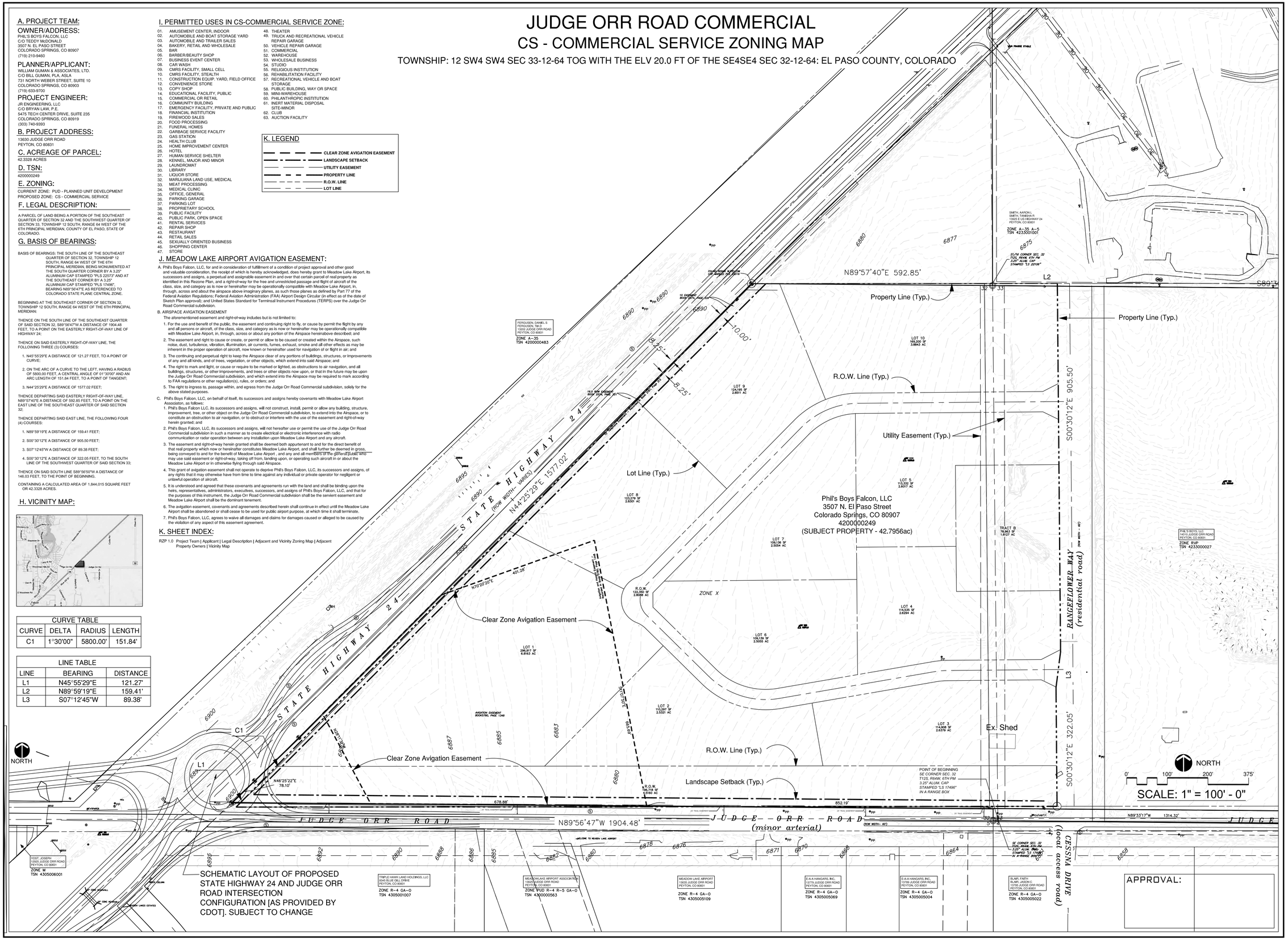
1. For the use and benefit of the public, the easement and continuing right to fly, or cause by permit the flight by any and all persons or aircraft, of the class, size, and category as is now or hereinafter may be operationally compatible with Meadow Lake Airport, in, through, across or about any portion of the Airspace hereinabove described; and
2. The easement and right to cause or create, or permit or allow to be caused or created within the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke and all other effects as may be inherent in the proper operation of aircraft, now known or hereinafter used for navigation of or flight in air; and
3. The continuing and perpetual right to keep the Airspace clear of any portions of buildings, structures, or improvements of any and all kinds, and of trees, vegetation, or other objects, which extend into said Airspace; and
4. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, and all buildings, structures, or other improvements, and trees or other objects now upon, or that in the future may be upon the Judge Orr Road Commercial subdivision, and which extend into the Airspace may be required to mark according to FAA regulations or other regulation(s), rules, or orders; and
5. The right to ingress to, passage within, and egress from the Judge Orr Road Commercial subdivision, solely for the above stated purposes.

C. Phil's Boys Falcon, LLC, on behalf of itself, its successors and assigns hereby covenants with Meadow Lake Airport Assciaton, as follows:

1. Phil's Boys Falcon LLC, its successors and assigns, will not construct, install, permit or allow any building, structure, Improvement, tree, or other object on the Judge Orr Road Commercial subdivision, to extend into the Airspace, or to constitute an obstruction to air navigation, or to obstruct or interfere with the use of the easement and right-of-way herein granted; and
2. Phil's Boys Falcon, LLC, its successors and assigns, will not hereafter use or permit the use of the Judge Orr Road Commercial subdivision in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon Meadow Lake Airport and any aircraft.
3. The easement and right-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which now or hereinafter constitutes Meadow Lake Airport, and shall further be deemed in gross, being conveyed to and for the benefit of Meadow Lake Airport , and any and all members of the general public who may use said easement or right-of-way, taking off from, landing upon, or operating such aircraft in or about the Meadow Lake Airport or in otherwise flying through said Airspace.
4. This grant of avigation easement shall not operate to deprive Phil's Boys Falcon, LLC, its successors and assigns, of any rights that it may otherwise have from time to time against any individual or private operator for negligent or unlawful operation of aircraft.
5. It is understood and agreed that these covenants and agreements run with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of Phil's Boys Falcon, LLC, and that for the purposes of this instrument, the Judge Orr Road Commercial subdivision shall be the servient easement and Meadow Lake Airport shall be the dominant tenement.
6. The avigation easement, covenants and agreements described herein shall continue in effect until the Meadow Lake Airport shall be abandoned or shall cease to be used for public airport purpose, at which time it shall terminate.
7. Phil's Boys Falcon, LLC, agrees to waive all damages and claims for damages caused or alleged to be caused by the violation of any aspect of this easement agreement.

K. SHEET INDEX:

RZP 1.0 Project Team | Applicant | Legal Description | Adjacent and Vicinity Zoning Map | Adjacent Property Owners | Vicinity Map



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Judge Orr Road Commercial
Zoning Map - PUD to CS
13630 Judge Orr Road, Peyton, CO 80831

DATE: 12/06/2024
DRAWN: WFG, GEM
CHECKED: GEM

WILLIAM FREDERICK GUMAN
LA-167
Colorado
Digitally Date of Issuance
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

REVISIONS:		
DATE:	BY:	COMMENTS:
06/11/25	WFG GEM	CDOT HWY 24 & JUDGE ORR INT
03/02/26	WFG GEM	CDOT HWY 24 & JUDGE ORR INT
06/04/26	GEM	RESPOND TO COMMENTS

ZONING MAP

SHEET NO.
RZP1.0
1 OF 1 SHEETS

FILE# CS251